

AGENDA SUPPLEMENT (2)

Meeting: Strategic Planning Committee

Place: Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

Date: Wednesday 1 November 2023

Time: 10.30 am

The Agenda for the above meeting was published on 24 October 2023. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Tara Hunt of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email tara.hunt@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Planning Applications (Pages 3 - 58)

- Presentation Slides

DATE OF PUBLICATION: 31 October 2023

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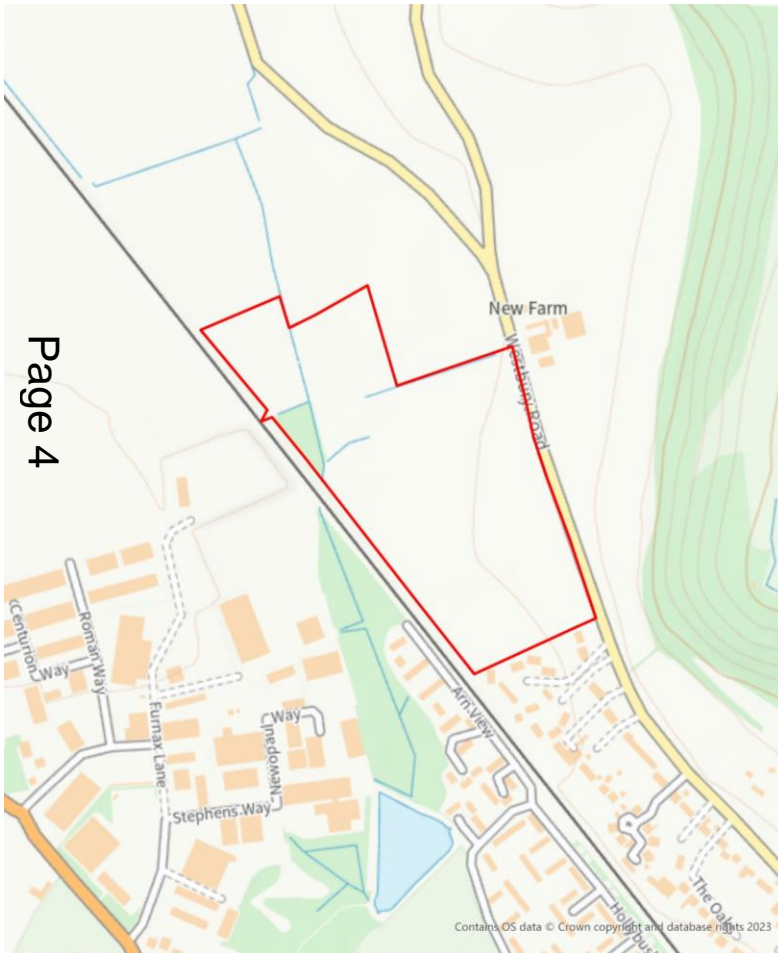
Strategic Planning Committee

1st November 2023

7) PL/2021/09013 - Land West of Westbury Road, Land West of Westbury Road, Warminster

Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved

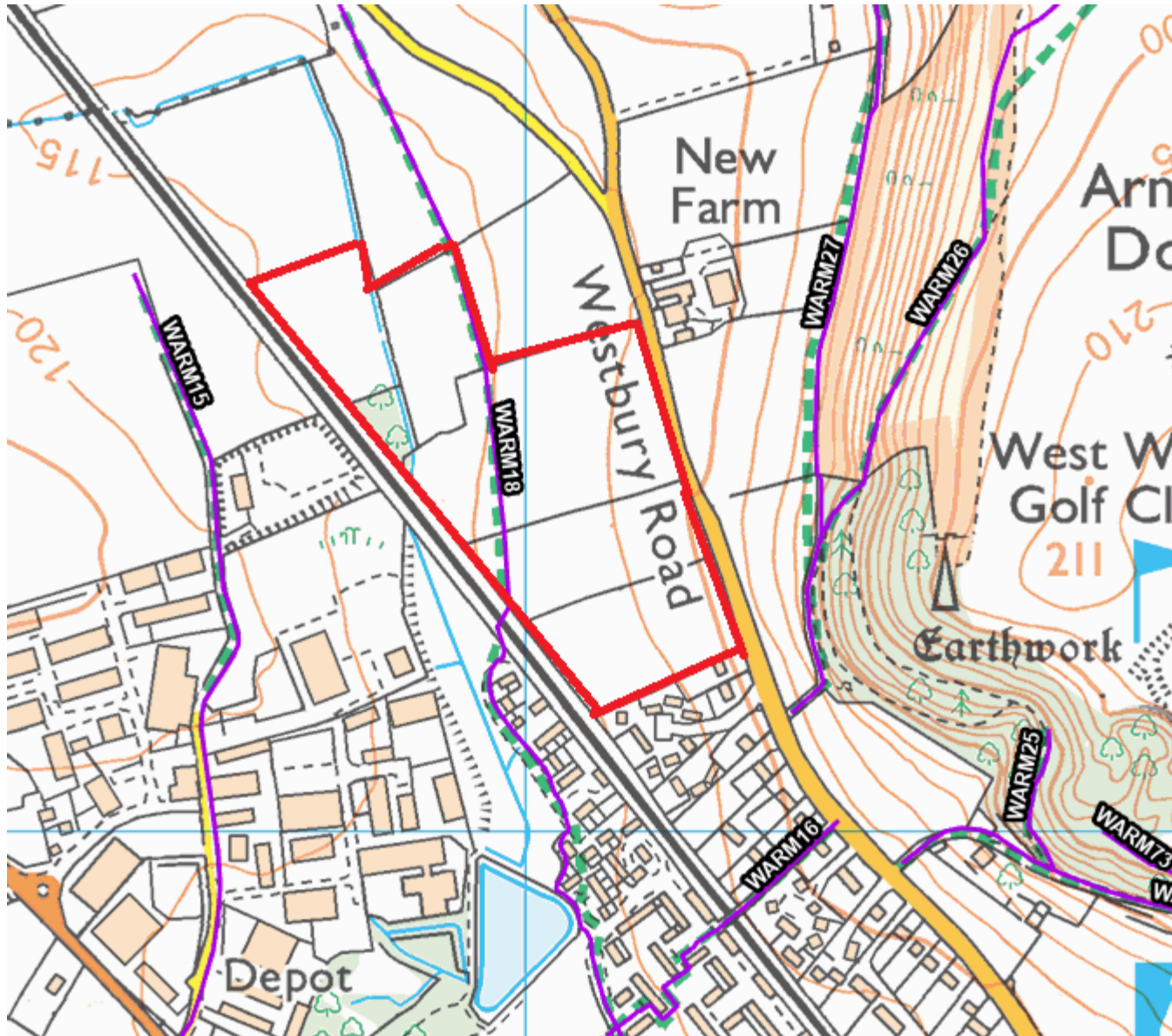
Recommendation: Approve with Conditions



Site Location Plan



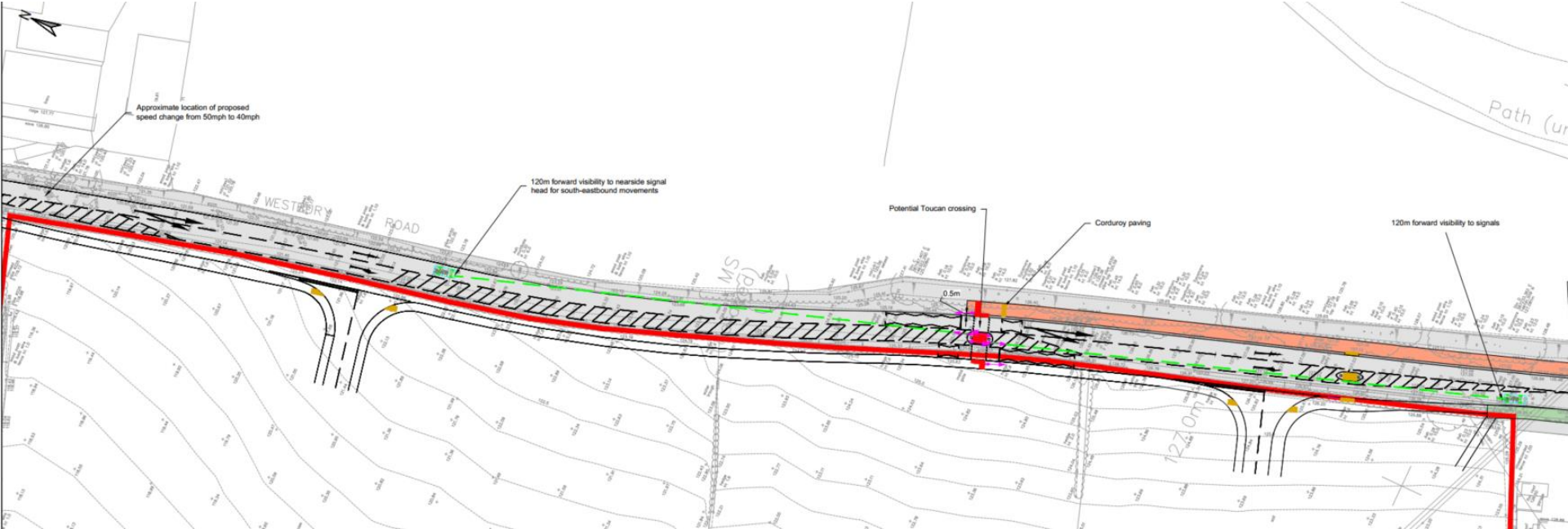
Aerial Photography



Application Site and Public Rights of Way



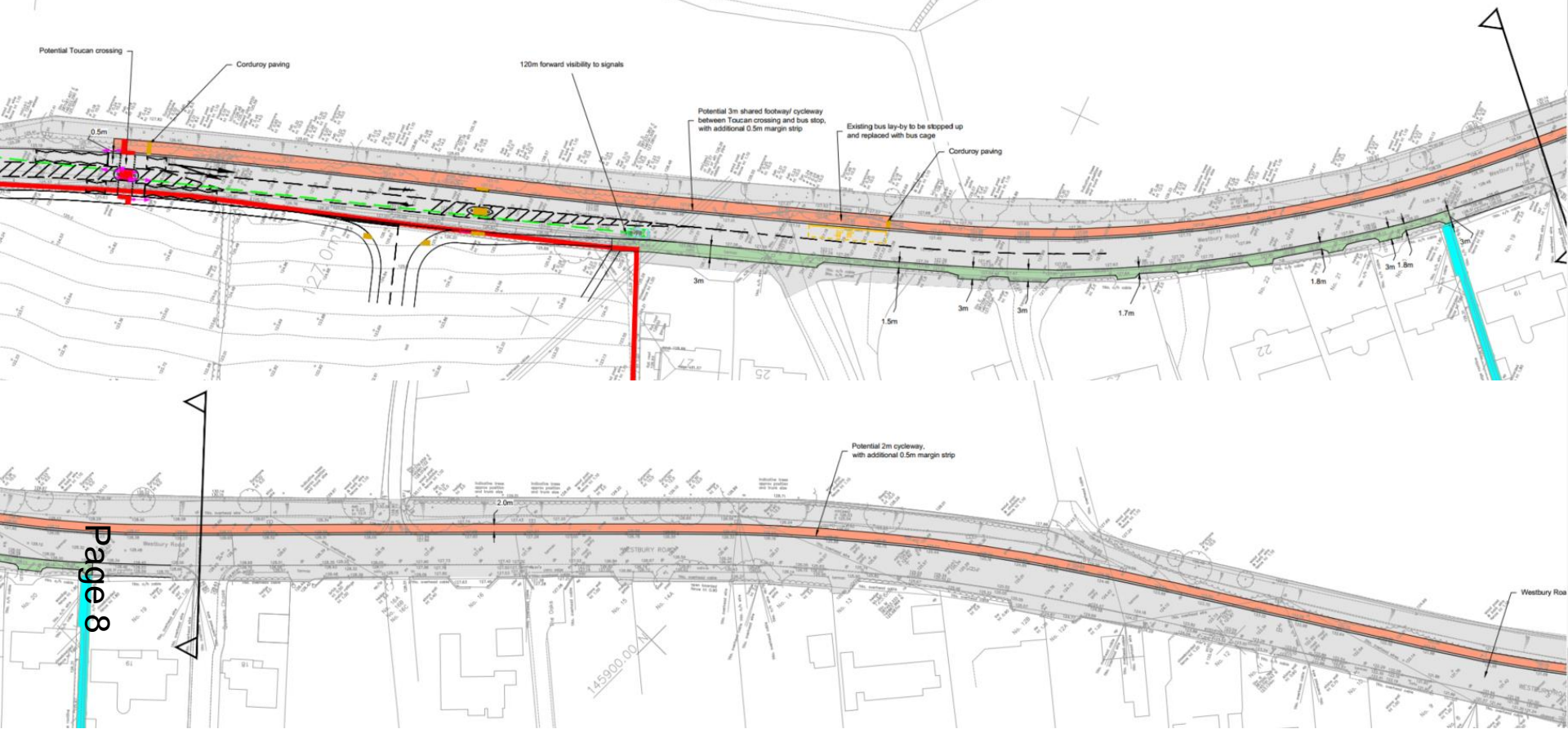
Indicative Proposed Site Layout



Key:

- Site Boundary
- 120m Forward Visibility Splay from Signal
- Extent of Adopted Highway, as provided by Wiltshire Council
- Proposed new cycleway to the East of Westbury Road
- Option of footway/ cycleway resurfacing within existing extents of adopted paved footway only between the site and PRoW WARM 16.
- Improvements to Lighting and Surfacing on Public Right of Way WARM 16 and Footbridge via reasonable commuted sum.

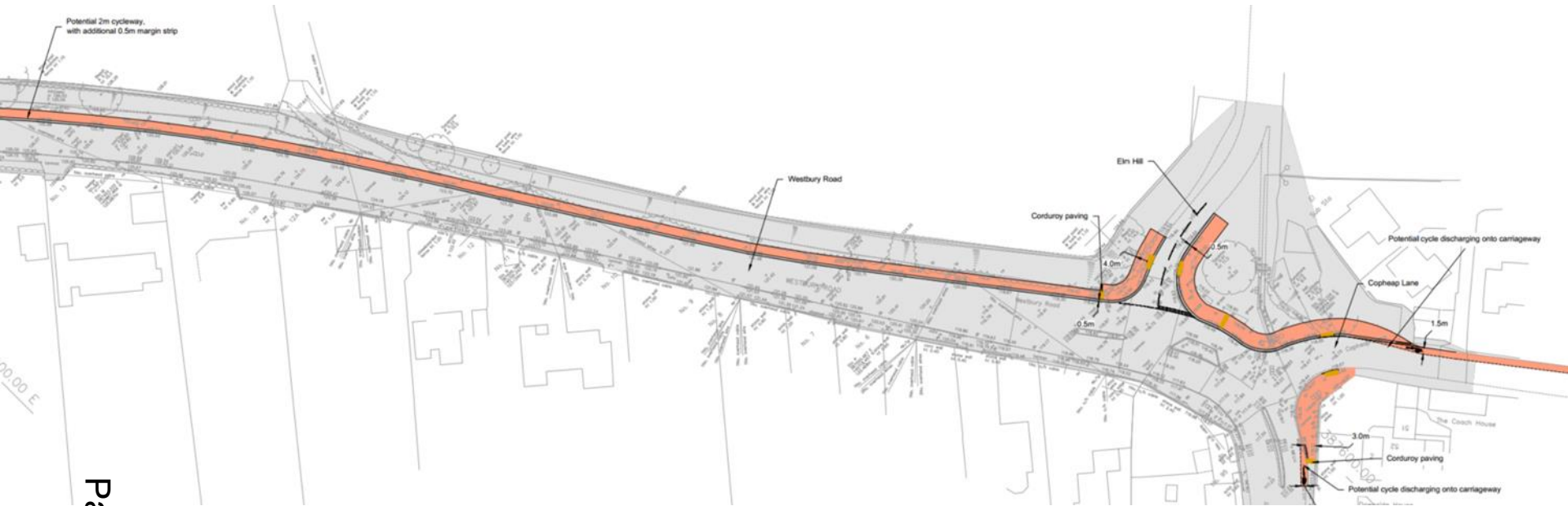
Proposed Accesses into application site via Westbury Road




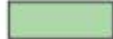

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Extracts of Proposed Offsite Road improvements



Key:

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Extract of Proposed Offsite Road Improvements




LEGEND

-  SITE BOUNDARY
-  KEY BUILDING UP TO 3 STOREY
-  KEY SPACE
-  UP TO 2 STOREY
-  UP TO 2.5 STOREY
-  UP TO 3 STOREY

Indicative Proposed Building Heights Parameters Plan – Note Condition 4



LEGEND

-  SITE BOUNDARY
-  HIGHER DENSITY
35-55 DPH
-  LOWER DENSITY
20-40 DPH
-  COMMUNITY USE

Indicative Proposed Building Density Parameters Plan



Indicative Framework Plan



View from Arn View of WARM18's approach to level train crossing



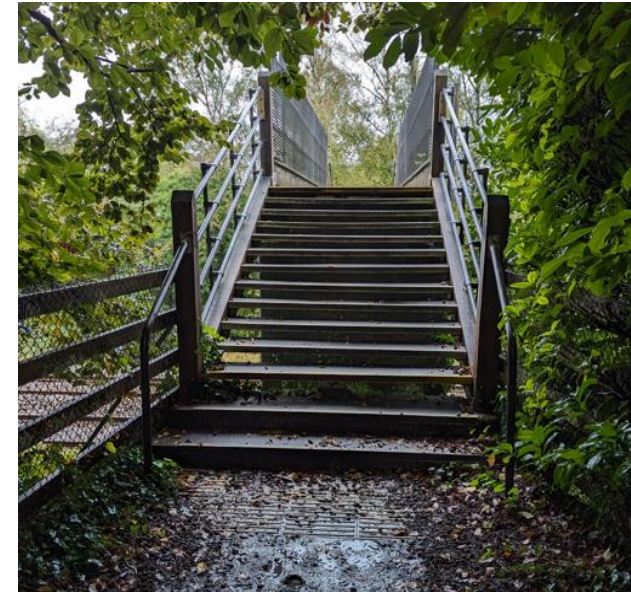
View of WARM18 level crossing (western side of railway)



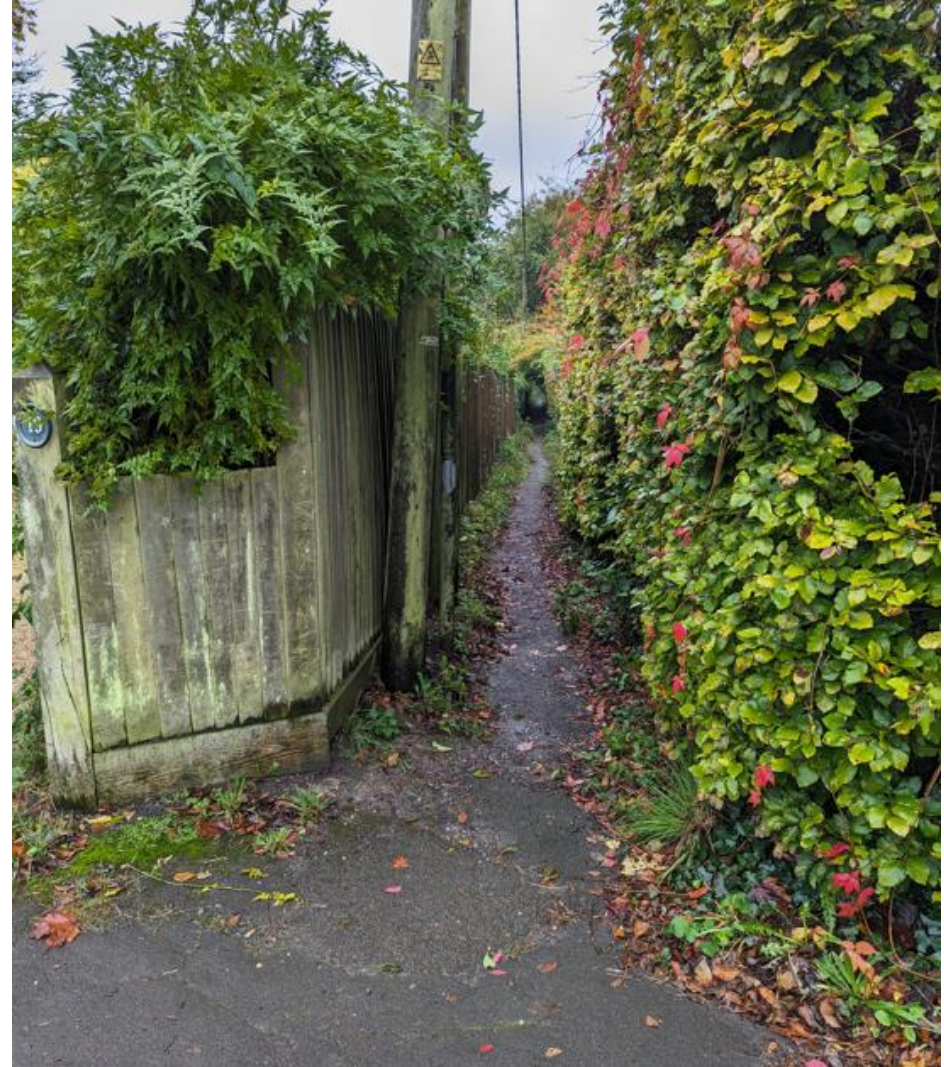
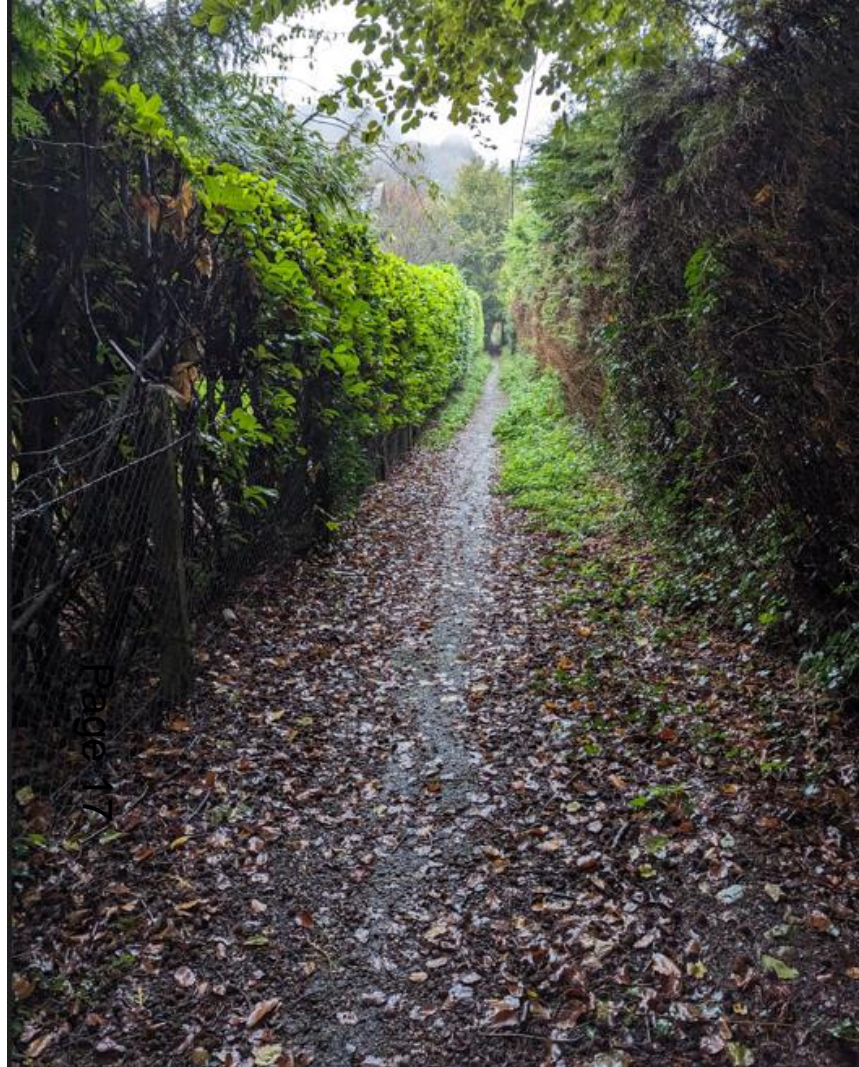
View from application site of WARM18's level crossing



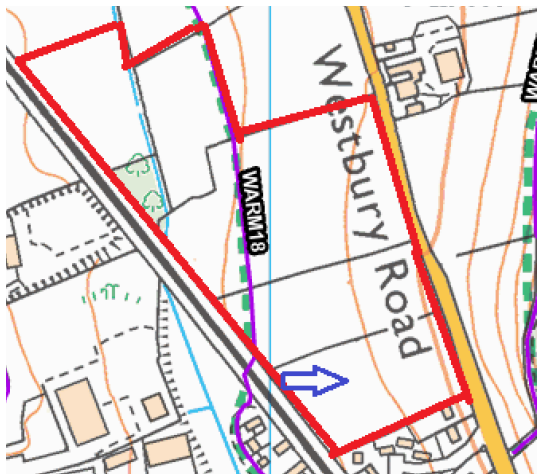
Page 16



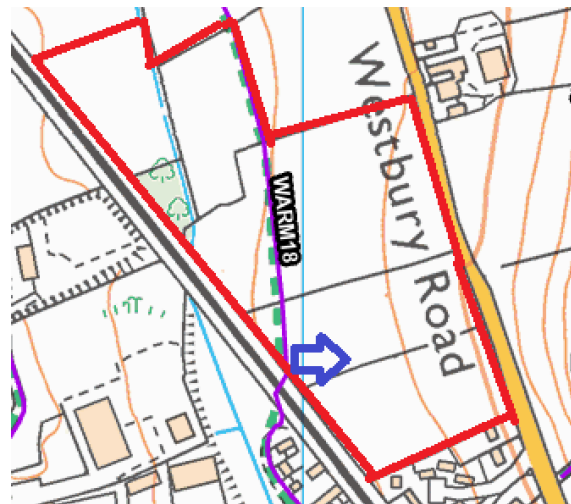
Views of existing WARM16 Bridge over the trainline



WARM16 tarmac path from railway bridge to Westbury Road



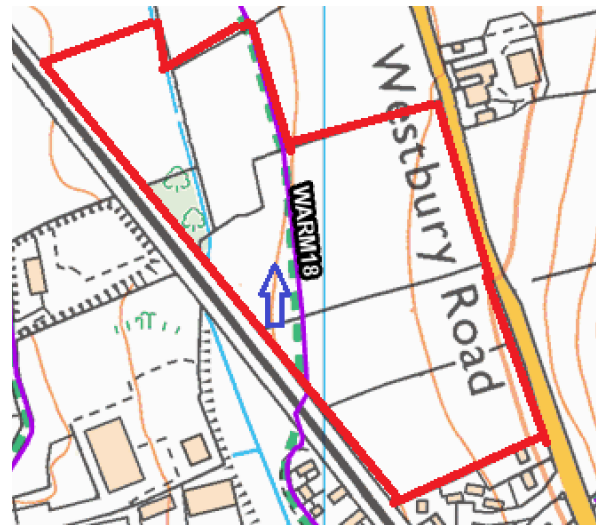
Panorama photo from trainline looking towards The Woodlands
Image of three dwellings in the Woodlands



Panorama photo of site from WARM18 level crossing looking towards Arn Hill



Page 20

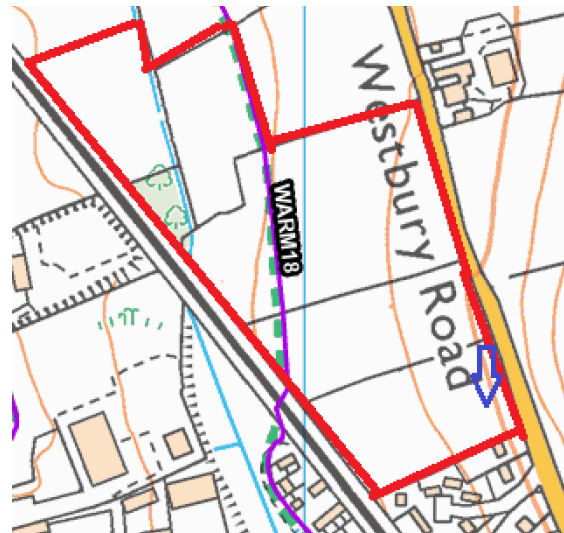


Panorama photo from trainline to the northern part of the application site

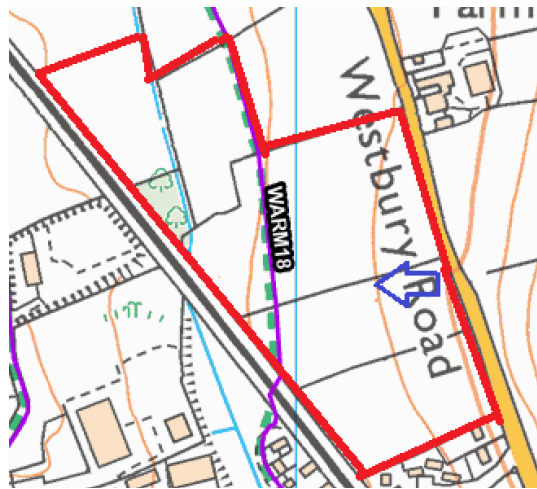


Page 21

Google Street view images from Westbury Road



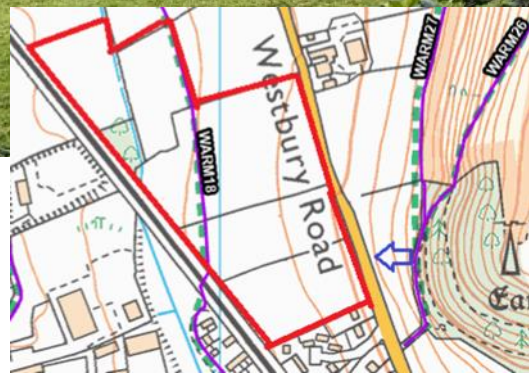
Panorama photo from Western boundary of the application site (Westbury Road) looking towards The Woodlands



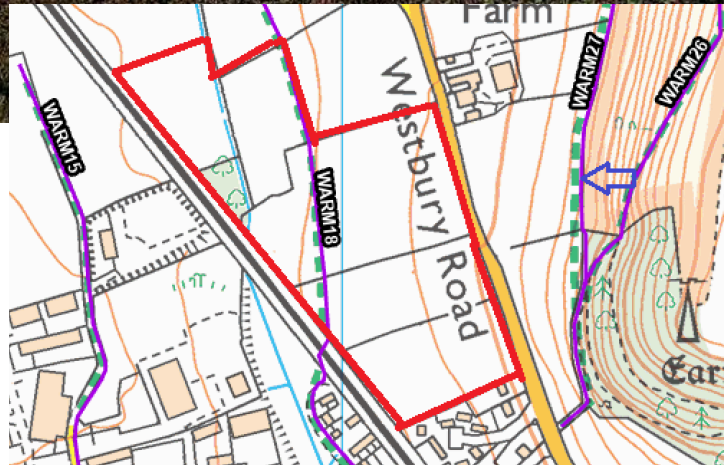
Panorama photo from Western boundary of the application site (from Westbury Road) looking towards Warminster Business Park



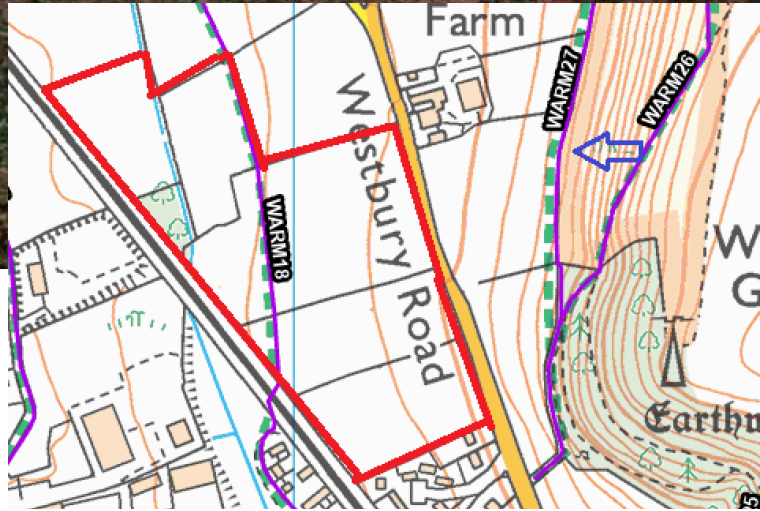
Page 24



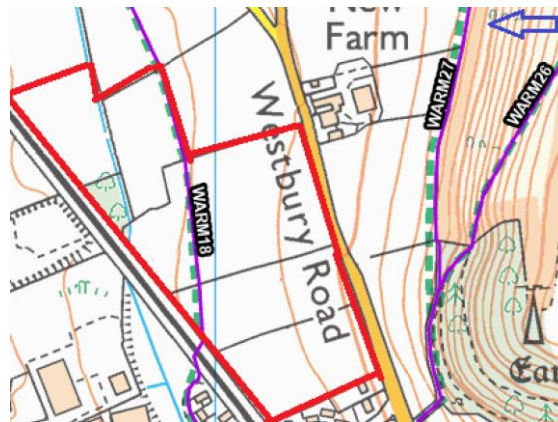
View from WARM26 towards The Woodlands and application site



View from WARM26 towards application site



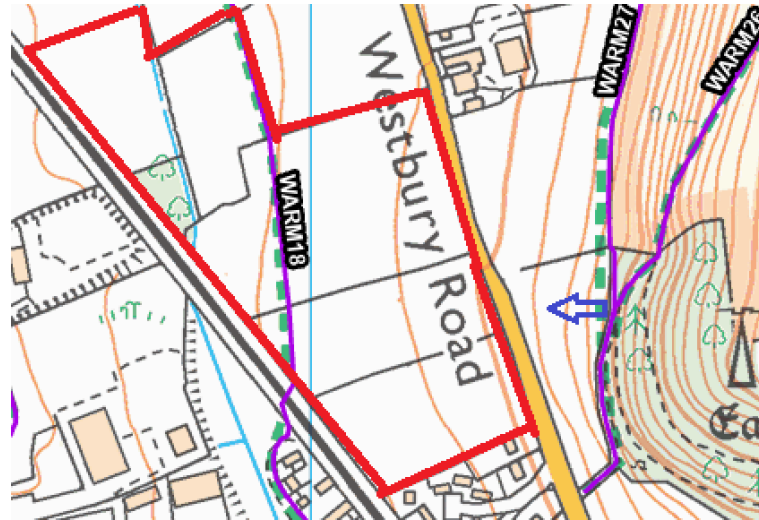
View from WARM26 towards application site – red outline partially shown



View from WARM26 towards application site – Last point the site can be seen



View from WARM26 towards application site (not visible)



(merged photo) View from WARM27 towards application site

7) PL/2021/09013 - Land West of Westbury Road, Land West of Westbury Road, Warminster

Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography

8) PL/2021/03749 - Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury, BA13 4HQ

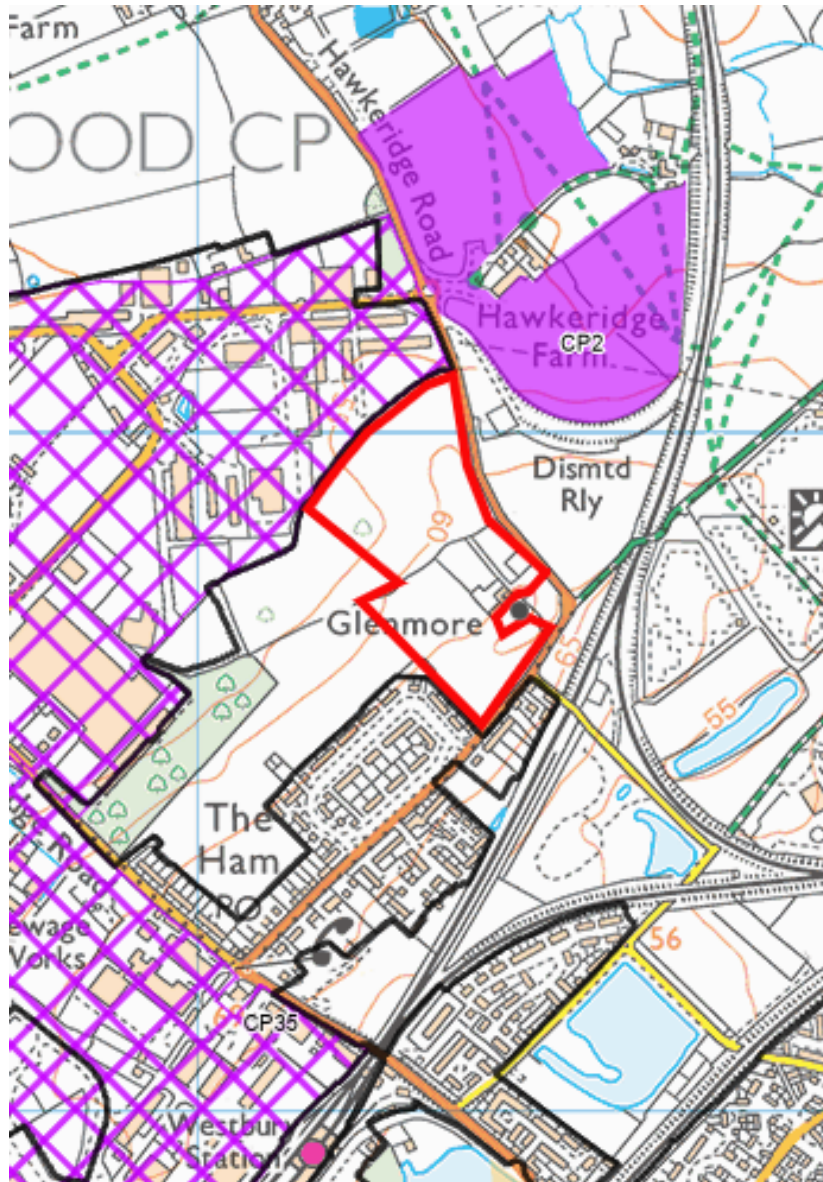
Residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access

Recommendation: Approve with Conditions



Site Location Plan

Aerial Photography



Application site with the Settlement Boundary and designated Employment Areas



Looking north down the Ham from outside the entrance to Hawkeridge Park



View of site on the left from the Ham just beyond the access of Hawkeridge Park



View of the site on the left travelling northeast along The Ham

Page 34



View of the site on the left travelling northeast further along The Ham



View along the Ham at the junction with Hawkeridge Road - where the proposed access will be

Page 35



View of the site on the left where The Ham meets Hawkeridge Road



View down Hawkeridge Road at the junction with The Ham

Page 36



Looking towards the northeast edge of the site from Hawkeridge Road



The northern part of the site looking west from Hawkeridge Road



Turning round, looking southeast down Hawkeridge Road with site on the right



Looking southeast down Hawkeridge Road to the south where it meets The Ham



The junction of Hawkeridge Road and The Ham with the site on the right and Glenmore Farmhouse (to remain)



Looking southwest down the Ham with the site on the right



Looking southwest across the site from the Ham



Looking west across the site from The Ham



Looking southwest across the site from The Ham



Looking northwest across the site from The Ham



The southernmost tip of the site on the right looking towards Hawkeridge Park



Hawkeridge park properties with the site behind

Page 42



Hawkeridge park properties with the site beyond and west wilts trading estate in the distance



South from the West Wilts Trading estate, towards the north of the site

Page 43



East across the site towards Hawkeridge Road from the West Wilts Trading estate



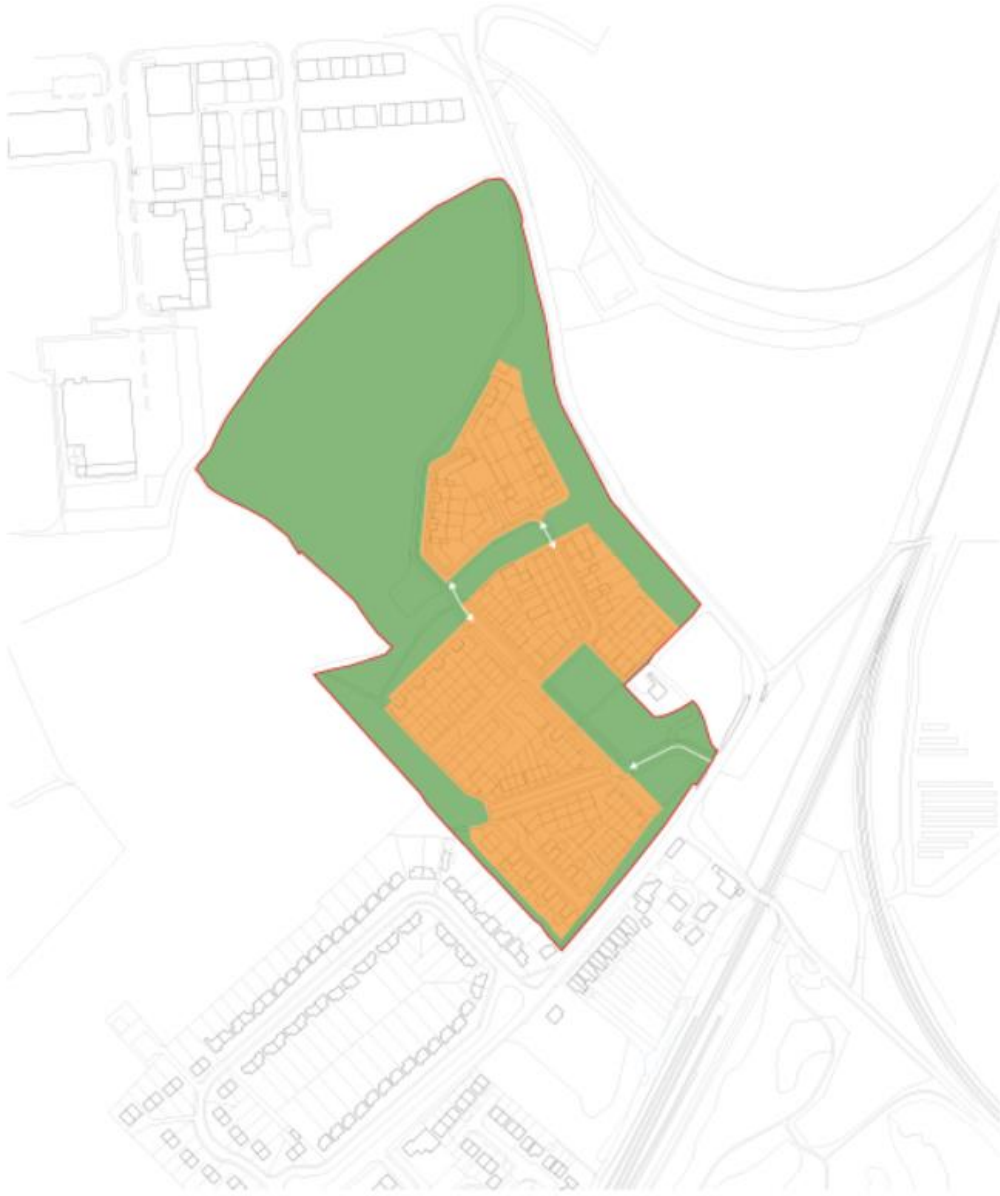
Looking east across the site from the West Wilts Trading estate



Looking southeast across the site with the properties of the Ham in the distance



Illustrative Master Plan



Areas Parameter Plan



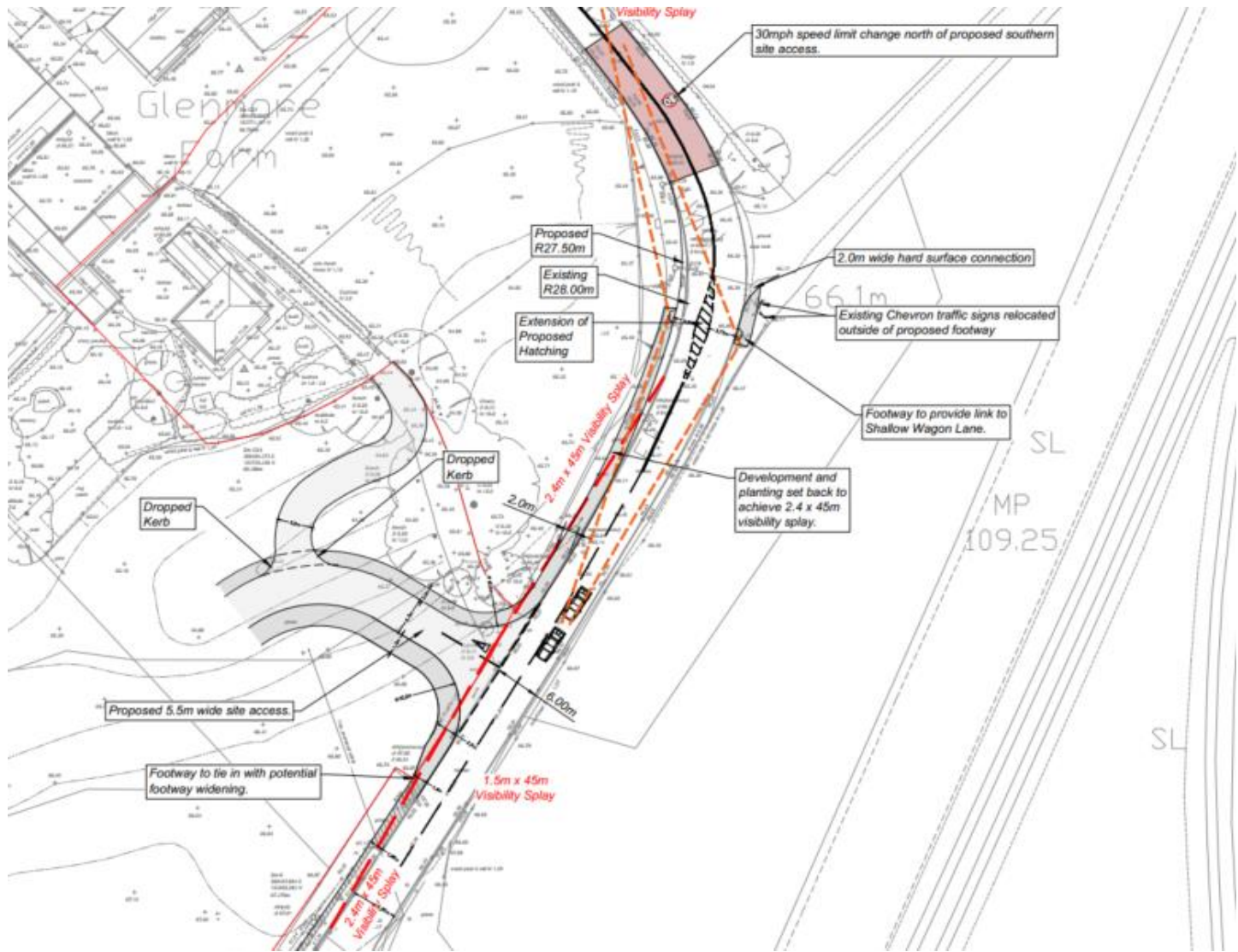
North and east of the site where it meets Wiltshire Trading Estate with ecology buffer, attenuation pond and open space.



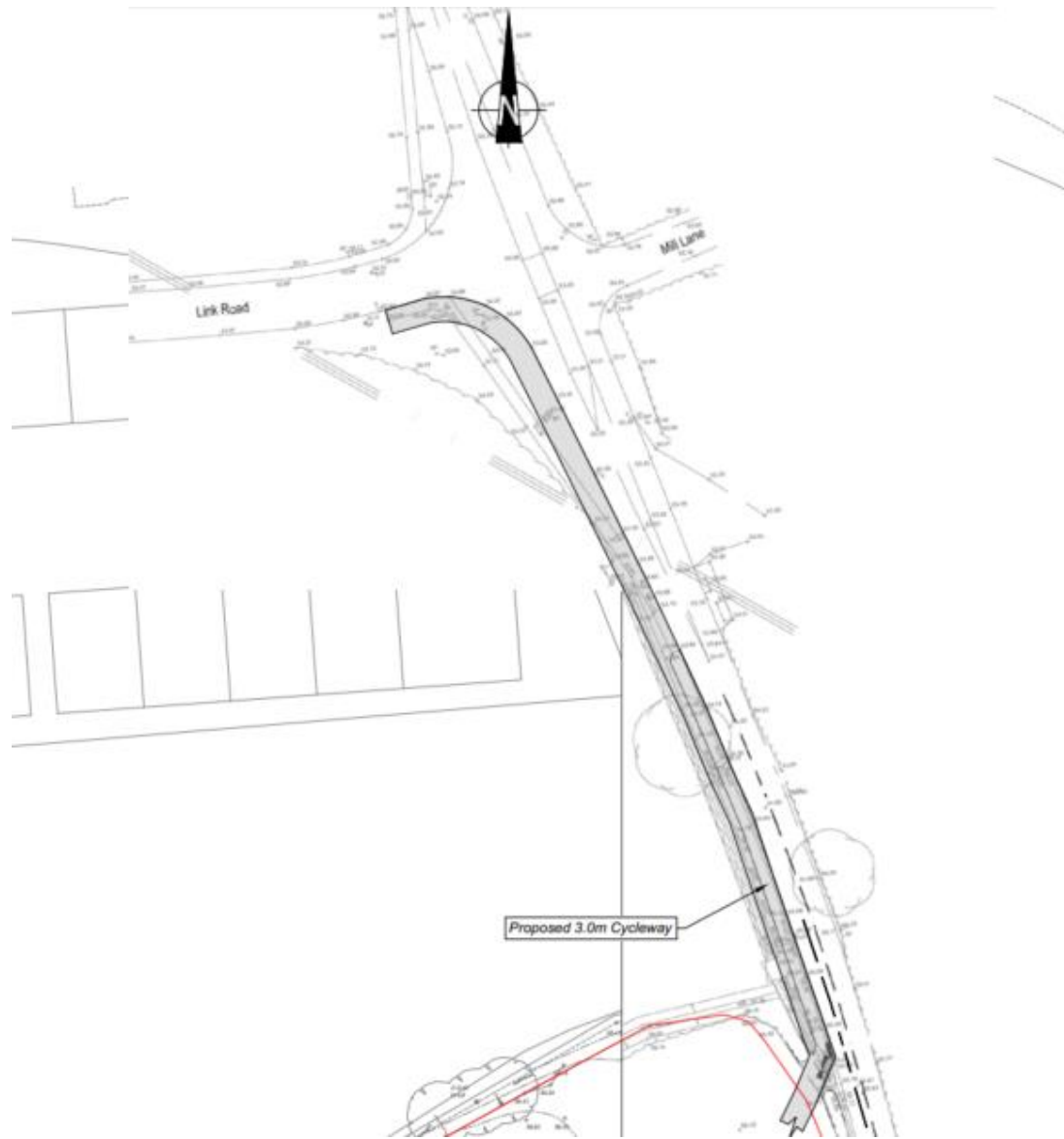
South and west of the site where the development meets The Ham and residential development at Hawkeridge Park



Building Heights Parameter Plan



Proposed Site Access Plan following Road Safety Audit



Proposed new cycle way and footpath



Proposed Open Space and Ecology Parameter Plan

Grassland and Meadow Habitats

Retained grassland at the edges of the Site adjacent to the hedgerow and woodland buffers, this is to be managed to promote good structure and diversity. Some areas can be left to grow longer and rougher to provide more diversity in habitat.

Large parts of the public open spaces on site will be planted as areas of wildflower meadow which will serve to provide additional biodiversity and habitat benefits as well as aesthetic appeal and seasonal interest.

The margins of amenity areas, strips alongside pathways and between other areas of wildflower grassland are to be planted with a flowering lawn mix (e.g. Brangrave Mix E11). This will provide both a higher biodiversity of grass species across the site as well as flowering plant interest within shorter, more regularly managed grassland.



Ecological Buffers and Tree Planting

Along the northern Site boundary a woodland to scrub to meadow buffer is proposed. This includes a band of woodland planting, followed by a band of hickety/scrub planting grading into grassland. It is intended that the main area be managed as species-rich wildflower meadow with the edges left long over winter to provide wildlife habitat. This will create corridors of high ecological value, and with additional tree, scrub and hedgerow planting, will also provide additional screening of light from the development onto wildlife habitat.

Typical tree species throughout the development will include both native species as well as more ornamental varieties in the road and car park areas. Native hedgerows as well as native hedging adjacent to the development parcels will also be incorporated. The existing grassy central hedgerow will be enhanced with native hedges planting. Species will include:

Trees	Hedgerow
Alder - <i>Alnus glutinosa</i>	Field Maple - <i>Acer campestre</i>
Hornbeam - <i>Carpinus betulus</i>	Hazel - <i>Corylus avellana</i>
Field maple - <i>Acer campestre</i>	Hawthorn - <i>Crataegus monogyna</i>
Sweetgum - <i>Liquidambar styraciflua</i>	Holly - <i>Ilex aquifolium</i>
Oak - <i>Quercus robur</i>	Blackthorn - <i>Prunus spinosa</i>
Apple - <i>Malus domestica</i>	Oak - <i>Quercus robur</i>
Cherry - <i>Prunus avium</i>	Wild privet - <i>Ligustrum vulgare</i>
Whitebeech - <i>Sorbus aria</i>	Dog rose - <i>Rosa canina</i>
	Spindle - <i>Eurostium europaeus</i>



Sustainable Drainage Systems

Sustainable Drainage Systems are incorporated into the strategy in order to retain run-off water on site temporarily in the basins before being released slowly into the existing watercourses. These basins will be relatively shallow and will be sown with a wildflower / grass mix which is tolerant of periodic wet conditions (e.g. Brangrave Mix E11). In addition some areas of Hickety/scrub planting will be planted on the edge of the basin for the benefit of local wildlife as well as to create visual interest.

Suggested species include:

Shrub/Trees

- Common Elder - *Sambus nigra*
- Goat Willow - *Salix caprea*
- White dogwood - *Corvus alba*



Orchards

Three areas of orchard have been incorporated into the landscape strategy: two in the northern part of the Site, and one in the south, near the Site entrance from The Ham. This will compensate for the loss of existing relic orchard on site. The orchard areas will support the ecological strategy for the site, increasing biodiversity and providing foraging opportunities for wildlife. This will provide a seasonal interest and educational resource for residents, as well as providing a sense of arrival into the development, thus helping to integrate the proposed development into the surrounding landscape and townscape.

The orchard areas will also be underplanted with wildflower seed mix. This will support biodiversity in the orchard, providing an important refuge for the pollinators and other wildlife on which the orchard will depend and provide for.

The orchards could include various local fruit tree varieties using a species mix which includes:

- Apple Cook's Orange Pippin - *Malus domestica*
- Apple 'Blair's' orange - *Malus domestica*
- Apple 'Newton Wonder' - *Malus domestica*
- Conference Pear - *Pyrus communis* 'Conference'
- Case Pear - *Pyrus domestica* 'Case'
- Dorset Neryweather - *Pyrus ioiifolia*
- Wild cherry - 'Celeste' *Prunus avium* 'Celeste'
- Victoria Plum - *Pyrus domestica* 'Victoria'





Panoramic photograph 1: Taken from Southern corner of the site

Photos of the application site looking north and south



The application site looking south-east and north-west

8) PL/2021/03749 - Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury, BA13 4HQ

Residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access

Recommendation: Approve with Conditions



Page 56



Site Location Plan

Aerial Photography

Strategic Planning Committee

1st November 2023

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